

**Chadds Ford Township Board of Supervisors Meeting
June 7, 2006
M I N U T E S**

OFFICIALS PRESENT: Deborah Love D'Elia, Chairman
George M. Thorpe, Vice Chairman
Garry Paul, Supervisor
Hugh A. Donaghue, Township Solicitor
Joseph Mastronardo, Township Engineer
Richard J. Jensen, Building Inspector/CEO
Maryann D. Furlong, Secretary/Treasurer

CALL TO ORDER

Chairman Deborah Love D'Elia called the meeting to order at 7:40 PM. The pledge of allegiance was recited. Mr. Thorpe pointed out the two emergency exits.

STATE POLICE REPORT

Corporal Wysocki, Media Barrack, Pennsylvania State Police was present to give the police report for the month of May. There was a robbery at the Wawa store in the Village. The suspect is currently incarcerated on unrelated charges. There was also one commercial and one residential burglary. The Corporal reported a number of car break-ins both at Brinton Lake and Painter's Crossroads Shopping Centers. Residents were asked to be aware of suspicious activity.

APPROVAL OF MINUTES – May 3, 2006 Draft of 6/7/06

Minutes of the May 3, 2006 meeting were reviewed by the Supervisors.

MOTION TO APPROVE MINUTES OF May 3, 2006, Draft of 6/7/06

Upon motion and second (Paul, Thorpe), the Board of Supervisors approved the minutes of May 3, 2006, Draft of 6/7/06.

SUPERVISORS REPORT

Chairman Love D'Elia reported that two or more Supervisors were together at the following times:

- On 5/12, Mr. Paul and Mr. Thorpe met with representatives of the Sewer Authority, a loan agent and attorney to refinance a \$1,000,000 Sewer Authority loan;
 - On 5/17, all three Supervisors met with several members of the Sewer Authority to discuss various matters and the agenda for tonight's meeting,
- and
- On 6/5, the three Supervisors met with the Township Engineer and Roadmaster to discuss agenda items.

SANDERSON MUSEUM PRESENTATION

Sally J. Denk, President of the Sanderson Museum, presented a framed 1916 picture of workers paving Baltimore Pike for the first time. Ms. Denk invited all to visit the

only free museum in Chadds Ford Township.

EXEMPLARY SERVICE AWARD

Mrs. Love D'Elia presented the Exemplary Service Award to Bonnie Taylor for her many years of service to the Township as Secretary/Treasurer from 1982 through 1986 and Sewer Authority Secretary/Treasurer from 1997 through 2006. Mrs. Taylor accepted the award saying it was a fun time that she had enjoyed very much.

TREASURER'S REPORT

Mrs. Furlong reported the following figures as of May 31, 2006:

Total deposits to General Fund:	\$	68,858.17
Total disbursements General Fund:	\$	140,235.30

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Total disbursements Escrow Fund:	\$	38,683.92
Cash Accounts Balances	\$	1,189,188.46

Mrs. Furlong reported the \$60,000 short-term loan to the Sewer Authority had been approved by the Board at the April meeting, but was not listed in the Disbursement Report. That check is included in this evening's report.

MOTION TO APPROVE TREASURER'S REPORT

Upon motion and second (Thorpe, Paul), the Supervisors unanimously voted to approve the Treasurer's Report for May, 2006, and authorized payment of bills in the amount of \$140,235.30.

FIRE MARSHALL

No report was available.

ROADMASTER'S REPORT

Joe Barakat, Roadmaster, presented his report for the month of May, 2006. A copy follows. Mr. Thorpe thanked Mr. Barakat for his efforts the first weekend in June after a severe storm caused damage throughout the Township.

MOTION TO APPROVE TRAFFIC SIGNAL MAINTENANCE AGREEMENT

Upon motion and second (Thorpe, Paul), the Board of Supervisors approved a new one year maintenance contract for traffic signals with LOBEC, Inc. in the amount of \$1375.

MOTION TO APPROVE GENERAL HIGHWAY PRODUCTS PURCHASE/ INSTALLATION OF LED TRAFFIC SIGNAL LAMPS

Upon motion and second (Paul, Thorpe), upon recommendation of the Roadmaster, the Board of Supervisors authorized the installation of LED traffic signal lamps at various locations throughout the Township to reduce electricity costs.

BUILDING INSPECTOR/CODE ENFORCEMENT OFFICER

Mr. Jensen submitted a written report and accompanying checks to the Supervisors for review. The Code Enforcement Officer is pursuing complaints of noise from a rooster. A citation has been issued.

Chairman Love D'Elia thanked Mr. Jensen for his prompt response to a complaint on Ridge Road.

TOWNSHIP ENGINEER REPORT

Joseph Mastronardo, Township Engineer, reviewed his written report of activities during May, 2006.

Mr. Thorpe asked if work proposed by the Brandywine Conservancy would effectively resolve the outstanding drainage issue. Both the Township Engineer and Building Inspector agreed that it should.

RESOLUTIONS TO DESIGNATE STREETS FOR LIQUID FUELS

Chairman Love D'Elia reviewed the proposed resolution. Adoption will insure the Township receives the maximum amount of Liquid Fuel funds from the Commonwealth of Pennsylvania and will be forwarded to PennDOT officials for review.

MOTION TO ADOPT RESOLUTION 2006-12 ACCEPTING VARIOUS DEEDS OF DEDICATION

Upon motion and second (Paul, Thorpe), the Board of Supervisors accepted the deed of dedication for public improvements for a portion of Admoor Lane, Brandywine Drive, High Ridge Road, Holly Tree Lane and Walnut Ridge Lane for public ownership and submission to PennDOT for inclusion into the Liquid Fuels reimbursement program.

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PLANNING COMMISSION

Mr. Taylor, Planning Commission Chairman, read from a draft of minutes for the Planning Commission's most recent meeting of Wednesday, May 10, 2006.

Mrs. Love D'Elia read a comment made by Maurice Todd regarding the Calvary Chapel land development application indicating he was "...pleased that these plans reflect what was expected following the lengthy Conditional Use Hearing." The land development application is currently under review by Planning.

ZONING HEARING BOARD

Mr. Wandersee was not yet present due to recent surgery but was reported to be doing well. Chairman Love D'Elia gave the report for hearings held on May 17, 2006, including applications of Laurie deGrazia, Concord Crossing, LLC and Chadds Ford Township.

HARB

Mr. Jensen reported that there were no new applications during May.

SEWER AUTHORITY

Mr. Paul gave a brief report in Mr. Del Rossi's absence. Flow rates, the status of the Ridge Road extension and subsequent letters were discussed.

OPEN SPACE COMMITTEE

Mrs. Reardon reviewed the Open Space report for the month of May. A copy follows.

TREE VITALIZE PROGRAM

Chairman Love D'Elia announced an effort to encourage residents to plant trees by the Pennsylvania Department of Conservation and Natural Resources and the Pennsylvania Horticultural Society. For any tree planed before June 30, 2006, the Horticultural Society may issue a rebate of up to \$25.00. Information packets are available from the Township Secretary.

EMERGENCY PREPAREDNESS

No meeting was held.

PUBLIC COMMENT

Janis Edwards, 1205 Painter's Crossing, discussed calculations regarding anticipated tapping fees for residents of Painter's Crossing Condominiums. Mrs. Love Delia has contacted federal, state and county officials regarding possible funding and grant possibilities. Additionally, a public meeting will be scheduled in late July with various government officials available to discuss financing options. Mr. Paul stated the law has recently changed regarding the allocation of tapping fees to allow relief to multifamily dwellings. A meeting is scheduled for Friday morning, June 9th, to review project costs. The Township is also trying to save money by coordinating Route One sewer work with PennDot's planned repaving.

Mr. Paul suggested that letters to public officials might help. Jules Harris, 1207 Painter's Crossing, asked if a form letter is available for residents to send. Mr. Donaghue will draft such a letter.

Mr. Thorpe commented that several years ago a referendum had authorized the state to borrow millions of dollars for sewage infrastructure. He was curious as to where those funds are now.

Tony Sciallo, 1206 Painters Crossing, had already spoken with Mr. Paul on sewage issues and had written to Governor Rendell earlier in the week.

David Humes, 211 Painters Crossing, questioned funding from Toll Brothers and asked if federal money is available. Mrs. Love D'Elia will follow up.

Debbie Reardon, Tally Ho Drive, thanked the Concordville Fire Company for extinguishing a fire on Heyburn Road and the Civic Association for a wonderful Community Day on Saturday, June 3rd.

RACHEL KOHL COMMUNITY LIBRARY STEERING COMMITTEE

Mrs. Love D'Elia will serve as a member of the steering committee for the Rachel Kohl Community Library. The purpose of the Committee is to identify ways the library can better serve the community.

Chadds Ford representative Sandy Paul will be resigning in September at the end of her term. Letter of interest and resumes are welcomed.

OLD BUSINESS**RIDGE ROAD ASSOCIATES SUBDIVISION/LAND DEVELOPMENT APPLICATION**

Ross Unruh, Esquire, was present on behalf of applicant Ridge Road Associates. Mr. Donaghue reviewed outstanding issues including deceleration lanes, shoulder improvements, HOP permits, school bus turning radii and an emergency entrance.

Mr. Unruh did not have an opportunity to review the suggestions with engineer Matthew Houtmann prior to tonight's meeting, but felt that PennDOT reviews would resolve the traffic issues. Mr. Thorpe stated the Township would not depend on PennDOT to accomplish the improvements sought.

Karen Johnson, Ridings Way, questioned the dredging of the retention basin post construction. Mr. Jensen replied the basin will be surveyed and videotaped prior to construction. Mr. Donaghue will add such a clause to the resolution.

Mr. Donaghue read the proposed resolution incorporating some suggested revisions by Mr. Unruh.

MOTION TO APPROVE RESOLUTION 2006-13 PRELIMINARY SUBDIVISION/LAND DEVELOPMENT APPLICATION – RIDGE ROAD ASSOCIATES

Upon motion and second (Paul, Thorpe), the Board of Supervisors approved Resolution 2006-13, granting conditional approval of the Preliminary Plan subject to resolution of the requirements and conditions and subject to the grant of six waivers as included therein.

HORAN SUBDIVISION APPLICATION – PRELIMINARY APPROVAL CONSIDERATION

Township Engineer Joseph Mastronardo briefly reviewed the subdivision application. Mr. Mastronardo suggested that further soil testing for stormwater infiltration basins and an evaluation of conditions on adjacent properties, downstream of the proposed stormwater discharges be completed and approved by Planning Commission members prior to final approval. The applicant was seeking preliminary approval only to allow submission of other necessary applications.

RESOLUTION 2006-14 –KATHLEEN M. HORAN LAND DEVELOPMENT APPLICATION 429 WEBB ROAD

Upon motion and second (Thorpe, Paul), the Board of Supervisors granted preliminary approval to the subdivision/land development application of Kathleen M. Horan subject to resolution of all outstanding issues of the Pennoni Engineering review letter of

May 22, 2006 and the twelve (12) conditions included therein.

ESCROW RELEASES

Upon recommendation of the Township Engineer, the Board of Supervisors approved the following reductions in letters of credit.

MOTION TO APPROVE REDUCTION IN LETTER OF CREDIT #5 – STONE BROOK I

Upon motion and second (Thorpe, Paul), the Board of Supervisors approved the fifth reduction in a letter of credit for improvements for the Stone Brook I project in the amount of \$9,000.00, reducing the amount of the Irrevocable Documentary Standby Letter of Credit to \$166,131.18.

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MOTION TO APPROVE REDUCTION IN LETTER OF CREDIT #2 – ESTATES AT CHADDS FORD

Upon motion and second (Paul, Thorpe), the Board of Supervisors approved the second reduction in bond number 6349487 for improvements for the Estates at Chadds Ford project in the amount of \$1,227,155.62 (\$980,880.82 on site and \$246,274.80 sanitary sewer), reducing the amount of the bond to \$2,957,072.30, with all other terms and conditions to remain the same.

MOTION TO RELEASE ESCROW FUNDS

Upon motion and second (D'Elia, Thorpe), the Board of Supervisors approved release of the following escrow funds subject to bills being reviewed and any outstanding bills being paid:

Name	Escrow Type	Original Amount	Amount
Refunded			
TBF/Keepsake Lot #8 (taken by Chadds Ford Township for outstanding bills)	Grading	\$700.00	0
Joe and Carol Grace (taken by Chadds Ford Township for outstanding bills)	Grading	\$700.00	0
Berlin Builders \$5,000.00	Developer's Escrow	\$5,000.00	
Cunningham/Bristow project			
David Talley	Grading	\$700.00	\$223.94
Vanderhoff Construction \$2,000.00	Special Escrow	\$2,000.00	
Ritz	Grading	\$700.00	\$119.42
Chadds Ford Township	o/s bills Ritz		\$580.58

Rizzo	Grading	\$700.00	0
(taken by Chadds Ford Township for outstanding bills)			
BVEngineers/Robbins	Grading	\$700.00	\$596.75
Chadds Ford Township	o/s bills Robbins		\$103.25
Varallo		\$750.00	0
(taken by Chadds Ford Township for o/s bills)			
Gillin/Sunoco	ZHB	\$700.00	\$359.63
Chadds Ford Township	o/s bills Gillin/Sunoco		\$340.37
Sun Co.	ZHB	\$700.00	\$382.16
Chadds Ford Township	o/s bills Sun		\$317.84
CompuDraft	ZHB	\$700.00	\$439.22
Chadds Ford Township	o/s bills CompuDraft		\$260.78
CompuDraft	ZHB	\$700.00	\$282.56
Chadds Ford Township	o/s bills CompuDraft		\$417.44
Henderson Lot #12	SD/LD	\$6,409.50	
\$6,409.50			
Henderson Lot #11	SD/LD	\$6,500.00	
\$6,500.00			

There being no further business, the meeting was adjourned at 9:35 PM.

Respectfully submitted,

MARYANN D. FURLONG,
Township Secretary